

Legend

Zoning

	CB	Central Buisness
	CD	Conditional District
	CE	Central Gateway East
	CW	Central Gateway West
	CX	Central Avenue Mixed-Use
	HB	Highway Business
	HI	Heavy Industrial
	LI	Light Industrial
	NB	Neighborhood Business
	NI	North Interchange Gateway District
	OI	Office Institutional
	RMF	Residential Multi-Family
	RMX	Mixed residential
	RP	Rural Preservation
	RR	Rural Residential
	RS	Suburban Residential
	RT	Town Residential
	SI	Southern Interchange Gateway
	City_Limits_Polygon_Clip2	

Current Zoning

WESTBROOK

GRANVILLE

16TH

18TH

20TH

22ND

24TH

26TH

28TH

30TH

32ND

34TH

36TH

38TH

40TH

42ND

44TH

46TH

48TH

50TH

52ND

54TH

56TH

58TH

60TH

62ND

64TH

66TH

68TH

70TH

72ND

74TH

76TH

78TH

80TH

82ND

84TH

86TH

88TH

90TH

92ND

94TH

96TH

98TH

100TH

CENTRAL

INDUSTRIAL

RAILROAD

GODDARD

WILKINS

HIGHWAY

Legend

Category

Park

Redevelopment Mixed Use

Rural Mixed Use

Rural Residential

Suburban Residential

Sunrock

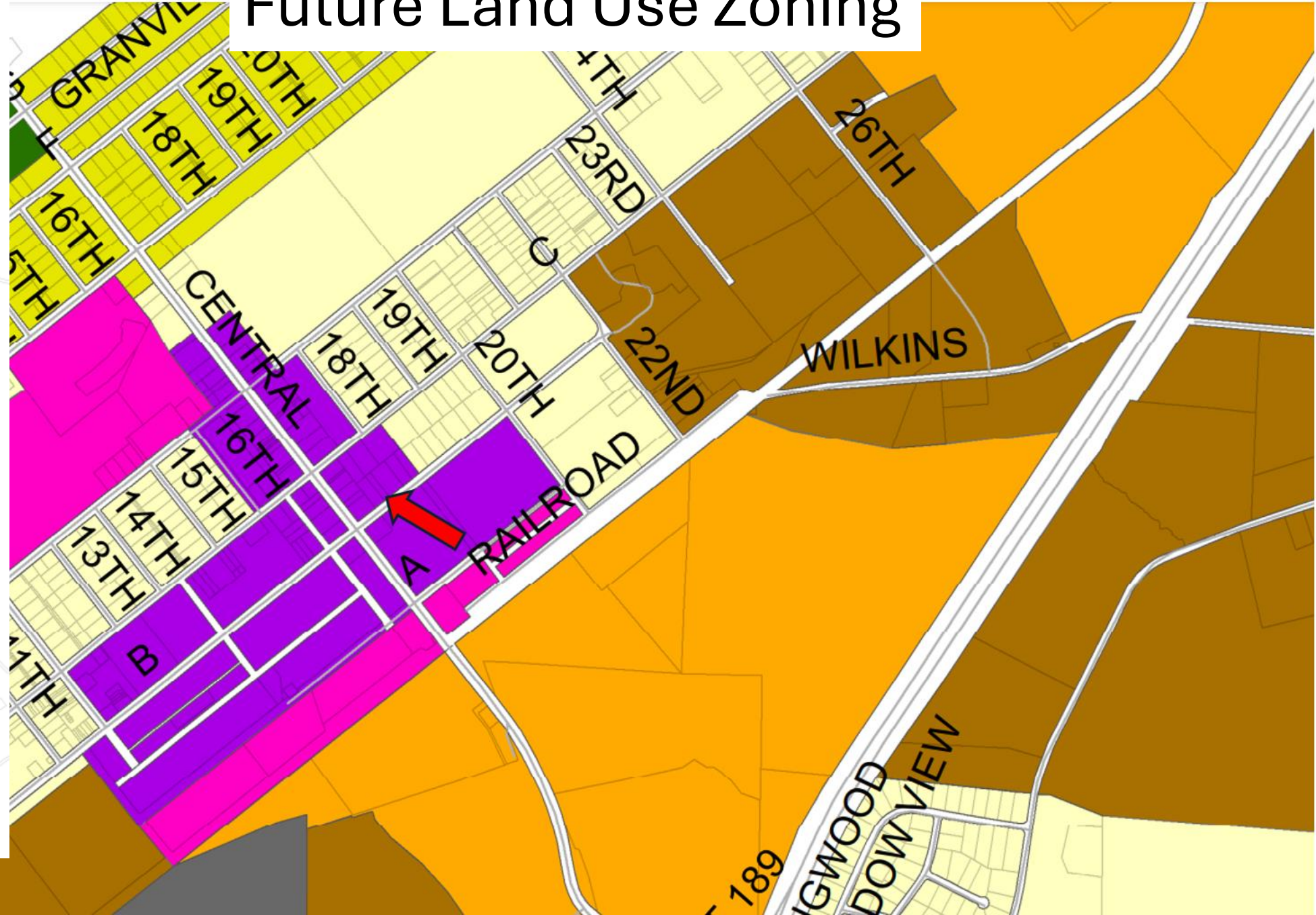
TND Mixed USe

TND Residential

Town Center Mixed Use

Workplace Mixed Use

Future Land Use Zoning



Town Center

Description

This area is intended for activity areas which incorporate commercial, retail, office, light industry, institutional, civic, and employment centers into the same activity area. These areas will be centers of commerce and civic spaces and are served by public transportation. Housing types of different varieties are included on the fringes of main commercial streets and vertically integrated in buildings.

Suitability

The Town Center District in Butner represents the most suitable location for development in the Planning jurisdiction of the Town. Public monies have been spent here on all utilities, transportation infrastructure exists to carry greater capacities of vehicles, pedestrians, and bicycles. An existing grid system of streets is unparalleled for most small towns in North Carolina. There are few environmental or natural features to interfere with development. Town Centers represent the collective civic and cultural identity of our communities and should be built to reflect the best a community has to offer, i.e., pride of place. Maximizing the use of existing public infrastructure also represents fiscal prudence.

Primary Uses

- » Commercial
- » Office
- » Institutional/Civic

Secondary Uses

- » Loft Apartments and Condos
- » Attached residential
- » Alley loaded single family

Tax Value Per Acre

- » \$1,800,000

Design Features

Commercial/Residential Split	50 / 50
Residential Density	5-12 DUA
Building Height	1.5-4Stories
Front Setback	0-15 feet
Street Type	Avenue, Main Street, Street
Block Length	Utilize existing street grid
Open Space Features	
Formal or Passive	Formal
Description	Open spaces in this area are found in pocket parks, common areas, courtyards, and pedestrian passageways.

